

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
of the
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE
5:00 PM Thursday, March 13, 2008
437 SW 4th Avenue • Fort Lauderdale, Florida • 33315 • (954) 525-6444**

Item 1. Roll Call

The meeting was called to order and the following answered present: Robert Kelley, Chair; Quinn Fazio Goodchild, Vice Chair; Shirley Carson; Dr. Nicholas Tranakas (via conference call)

Absent: James Camp III.

Item 2. Review and Approval of the March 13, 2008 Regular Board Meeting Agenda

The Agenda was reviewed and the following changes were noted:

- Item 6 (Kennedy Homes resolution 08-08) added
- Item 6 (E. D. review) changed to 7
- N.W. Property GP, Inc. deferred
- 2 items added to new business (emergency purchases & BOA line of credit)

Commissioner Goodchild moved to approve the agenda as revised by the E.D.; Commissioner Carson seconded. All voted in the affirmative.

Item 3. Review and Approval of the February 14, 2008 Regular Meeting Minutes

The Minutes were reviewed and no corrections or changes noted. Commissioner Goodchild moved approval; Commissioner Carson seconded. All voted in the affirmative.

Item 3. (a) Review and Approval of the February 14, 2008 Dixie Ct. GP, Inc. Minutes

The Minutes were reviewed and no corrections or changes noted. Commissioner Carson moved approval; Commissioner Goodchild seconded. All voted in the affirmative.

Item 3. (b) Review & Approval of the February 14, 2008 Dr. Kennedy Homes GP, Inc. Minutes

The Minutes were reviewed and no corrections or changes noted. Commissioner Goodchild moved approval; Commissioner Tranakas seconded. All voted in the affirmative.

Item 4. SECRETARY'S REPORT

Note: New Business items (1, 2 & 3) were discussed first.

1. Community Development Block Grant (CDBG) Funding Application for 2008-2009

Each year the Housing Authority submits an application for consideration under the City of Fort Lauderdale's CDBG funding for the Step-Up Apprenticeship Program.

The E. D. presented this item for discussion and requested that the Board approve **Resolution 08-05** authorizing the submission of FY 2008-2009 CDBG funding application for the Step-Up Apprenticeship Program.

Commissioner Tranakas moved the approval of Resolution 08-05; Commissioner Goodchild seconded. All voted in the affirmative.

2. Approval of Invoice for Payment

The following Invoice was presented to the Board for approval:

- Packard Consulting, Kristen Packard \$65,625 – Dixie Court II Tax Credit Consulting Service.

Commissioner Goodchild moved the motion to approve invoice payment in the amount of \$65,625 for Packard Consulting; Commissioner Tranakas seconded. All voted in the affirmative.

3. Ground-Breaking for Dixie Court Redevelopment Phase I & II

The Dixie Court ground-breaking ceremony was scheduled for Thursday, March 20, 2008 at 10:00 A.M. The E.D. updated the Board on this item.

4. Legal Services

The Housing Authority (H/A) received another summons for a lawsuit related to former employee Jack Jones. The E.D. discussed this item with the Board and because of the related issues surrounding this lawsuit; the E.D. recommended that the Board approve the H/A using Fisher & Phillips, law firm that specializes in Labor Law, to pursue this lawsuit. The E.D. also spoke with Commissioner Camp on this issue.

Commissioner Goodchild moved the motion to authorize the E.D. to use Fisher & Phillips Law Firm for the above referenced lawsuit. Commissioner Carson seconded. All voted in the affirmative.

5. Revitalization of the Northwest Property

A Resolution of the Board of Commissioners of the Housing Authority of the City of Fort Lauderdale Ratifying and Approving Actions Related to the Revitalization of the Northwest Property

This item has been discussed on previous Board agendas. **Attachment 1** was a copy of the resolution for the Board's review and approval. The E.D. reviewed this item and requested that the Board adopt **Resolution 08-06** ratifying and approving actions related to the revitalization of the Northwest Property.

Commissioner Goodchild moved the approval of Resolution 08-06; Commissioner Tranakas seconded. All voted in the affirmative.

This item was deferred.

Agenda for the Special Meeting of the Northwest Property GP, Inc.

1. Approval of Resolutions of the Board of Directors for the Northwest Property GP, Inc.

Attachment 2 is a copy of the Resolutions for the Board's review and approval:

1. Approval of Articles of Incorporation
2. Approval of Bylaws
3. Adoption of Corporate Seal
4. Adoption of Fiscal Year
5. Election of Officers
6. Adoption of Bank Resolutions
7. Adoption of Form of Share Certificate
8. Insurance Stock
9. Ratifying Becoming a Minority (Non-Managing) General Partner of Northwest Properties I, Ltd., Northwest Properties II, Ltd., Northwest Properties III, Ltd., and Northwest Properties IV, Ltd.
10. Approval of Remaining Portfolio Revitalization
11. Approval of Prior Actions

6. Dr. Kennedy Homes Resolution 08-08 (Revising Resolution 08-04)

A Resolution of the Board of Commissioners of the Housing Authority of the City of Fort Lauderdale Ratifying and Approving Actions Related to the Revitalization of Dr. Kennedy Homes.

This item was discussed and approved at the February 14, 2008 Board meeting (Resolution 08-04.) However, the resolution was revised. The E.D. reviewed the revised resolution with the Board and requested that the Board approve **Resolution 08-08** ratifying and approving actions related to the revitalization of Dr. Kennedy Homes.

Commissioner Goodchild moved the approval of Resolution 08-08; Commissioner Carson seconded. All voted in the affirmative.

7. Executive Director Annual Performance Review

The annual review for the Executive Director was discussed at the February 14, 2008 Board meeting. In light of the Sunnyreach fire and the fact that all the Commissioners were not present, Commissioner Kelley, Chair, postponed this item to the next Board Meeting.

Item Five: NEW BUSINESS

1. Sunnyreach Acres High-rise Fire

A fire erupted in the Sunnyreach Acres high-rise located at 100 S.W. 18th Avenue, Fort Lauderdale shortly after 8:00 P.M. on Monday, March 10, 2008. This five story building consists of 100 units that housed elderly and disabled residents. The E.D. gave the Board a basic run down on the present situation regarding the relocating of the residents and the fire damage at the Sunnyreach building:

- 75 residents were housed overnight at City Hall
- Approximately 57 residents were relocated to a Red Cross Shelter at Mt. Olive Baptist Church.
- Eight residents were transported to Broward General for minor smoke inhalation
- Residents were also picked up by family members
- Residents will also be relocated to available units on other housing authority sites

The E.D. commended the City for all their efforts in relocating and helping the residents. The following issues were also discussed:

- Insurance to cover most of fire damage cost
- Moving Capital Funds around to cover short fall
- FEMA funds may be available
- Small business funds may also be available to help residents replace contents
- Vouchers for food from the Red Cross

Commissioner Kelley, Chair, commended the E.D. and the staff for their tireless efforts in assisting the residents. Commissioner Kelley donated funds and has started a campaign to raise funds to assist with the food spoilage and replace contents.

The E.D. was planning to get sixty (60) units back online by the end of the weekend and to start moving the residents back into their units. Starting next week fourteen (14) more units will be back online and by the second week nine (9) more. It is estimated that by the end of three weeks ninety three (93) units should be back online, the remaining seven units will be offline for about six months due to structural damage.

2. Procurement Policy & Procedure For Emergency Purchases

The E.D. discussed the procurement policy procedures for emergency purposes and informed the Board that he will be signing various contracts for a number of large purchases that will exceed his authority. These contracts will be presented at the next Board meeting for approval and, if necessary, a special Board meeting will be called.

3. Bank of America Line of Credit Approval

This item was discussed at the February 14, 2008 Board meeting. The E.D. recommended that the Board approve **Resolution 08-07** authorizing the renewal of the \$1, 000,000. Line of Credit with Bank of America.


Commissioner Tranakas moved the approval of Resolution 08-07; Commissioner Goodchild seconded. All voted in the affirmative.

Commissioner Goodchild also commended the E.D. and the staff for their tireless efforts in assisting the residents of Sunnyreach.

There being no further discussion, the meeting was adjourned.


Robert P. Kelley, Chair

ATTEST:


Tam A. English
Executive Director/Secretary